

Historic District Commission

Meeting Minutes, December 13, 2005

7:30pm-9:30pm

Attendees: Jeff Kotkin

Julie Ferrari

Todd Robeck

Sue Bernstein

Henry Field

Jim Kubat

Chris Walsh

Applicant: Chesley Oriel & David Finkelstein

Subject: 85 Edgell Road Zoning Change and Slate Roof Issue

Sue Bernstein explained that the desired zoning change to Professional and Business for potential law office at 85 Edgell Road can happen without application to ZBA if bylaw requirements are met. That is, if the residence is deemed architecturally and/or historically significant and if the HDC recommends that the residence would be better suited for P&B use, due to the difficulty of attracting single family buyers for large historic residences that require a great deal of maintenance.

Estimate of \$35,000 was obtained by the Owners to replace the front of the house with slate roof. General feeling was that estimate was high and that other estimates were needed to determine true cost to replace asphalt with slate. Additional estimates will be brought to next meeting in February.

Todd Robeck explained the options available to property owners looking to repair/replace a slate roof. The options vary according to the degree of disrepair that the roof presents and decisions should consider the historical significance of the structure. Options are as follows:

- 1) repair slate (minimal removal required, repair of individual slates only)
- 2) relay slate (original slates salvaged and relaid over restored subroof)
- 3) replace slate (replace all slate with new slate, appropriate for architecturally significant structure)

It was noted that these options should have been considered for 85 Edgell Road, but were not due to the haste in which the roof replacement was carried out and the lack of required notification and subsequent application to the HDC for such roof replacement.

It was generally agreed that had the HDC had the opportunity to vote on the issue, that an authentic slate roof would have been desirable for at least the front portion of the property. Therefore, what action should be taken now that the slate has been lost?

Several suggestions on how to proceed with the situation were presented, including fines, Certificate of Hardship application, deed restrictions on property to mandate slate installation with sale of property. None of these recommendations were embraced by all HDC members. A decision was made, however, to deny the application for Certificate of Appropriateness, as the application read 'repair' existing asphalt roof versus 'replace' the roof. The Owner amended the application at the meeting at submitted to the HDC Chair for consideration. A motion was made to resume the 85 Edgell Road hearing at the May 2006 HDC meeting.

General Business

\$800 proposed consulting fee for historic documentation by Kathy Broomer was approved. Properties to include, Wiggins House, Vernon House, Gordon's Corner, Sarah Claves House and possibly Farringdon House.